

## Table of Contents

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Purpose and Scope	1
1.2	Implementing the Vision and Themes	1
<b>2.0</b>	<b>GENERAL PLAN IMPLEMENTATION TOOLS</b>	<b>1</b>
2.1	Chula Vista Municipal Code	2
2.1.1	Subdivision Ordinance	2
2.1.2	Zoning Ordinance	2
2.2	Local Coastal Program	3
2.3	Land Use Plans and Permits	3
2.3.1	Redevelopment Plans	3
2.3.2	General Development Plans	4
2.3.3	Specific Plans	4
2.3.4	Sectional Planning Area Plans	4
2.3.5	Precise Plans	4
2.3.6	Miscellaneous Land Use Permits	4
2.4	Facility Master Plans and Capital Improvement Plans	5
2.5	Development Agreements, Memoranda of Understanding and Memoranda of Agreement	5
2.6	Funding Mechanisms	5
2.6.1	Benefit Assessments	6
2.6.2	Bonds	6
2.6.3	Exactions and Impacts fees	6
2.6.4	Privatization	6
2.7	Objectives and Policies	6
GPI 1	Developing Plans and Programs to Carry Out the General Plan	7
<b>3.0</b>	<b>PLANNING FACTORS, OBJECTIVES, AND POLICIES</b>	<b>8</b>
3.1	Consistency with the General Plan	8
3.2	General Plan Amendments	8
3.3	Reliance on the General Plan Program EIR	8
3.4	Objectives and Policies	9

# GENERAL PLAN IMPLEMENTATION

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## CHAPTER 11

GPI 2	Achieving Consistency with the Chula Vista General Plan	10
GPI 3	Amending the General Plan	11
GPI 4	Using the General Plan Program EIR	12
<b>4.0</b>	<b>IMPLEMENTING PLANS AND PROGRAMS BY GENERAL PLAN ELEMENT</b>	<b>13</b>
4.1	Land Use and Transportation Element	13
4.2	Economic Development Element	14
4.3	Housing Element	14
4.4	Public Facilities and Services Element	14
4.5	Environmental Element	15
4.6	Growth Management Element	16
<b>5.0</b>	<b>ANNUAL REVIEW AND REPORTING</b>	<b>17</b>
5.1	Purpose of Annual Reporting	17
5.2	Format and Content of Reporting	17
5.3	Objectives and Policies	17
GPI 5	Assessing General Plan Implementation	18
<b>6.0</b>	<b>CITY BOUNDARY REORGANIZATIONS</b>	<b>19</b>
6.1	City and Sphere of Influence Boundaries	19
6.2	Potential City Boundary Reorganizations	19
6.3	Annexation Procedures	19
6.4	Objectives and Policies	20
GPI 6	Changes to City Boundaries	21

# **1.0** | Introduction

## **1.1 Purpose and Scope**

If the objectives, policies and proposals of this general plan are to be served effectively, implementing measures must be carefully chosen and carried out. The general plan can only be successful if the vision is realistic and can be implemented. This general plan primarily relies on focused plans and regulations such as specific plans, the zoning ordinance, subdivision ordinance, project requirements, and other tools outlined below. This chapter presents the various tools available to help build the physical city envisioned by this general plan. It also presents methods for monitoring the plan and its programs, to ensure it remains relevant in evolving times. Other tools can also augment the examples provided.



## **1.2 Implementing the Vision and Themes**

By establishing the land use, circulation, public facilities and environmental policies stated in this general plan, the City of Chula Vista has expressed its desire to maintain the many high quality aspects of the community, improve others and meet the opportunities and challenges that lie ahead. Achieving the vision requires that the city be vigilant in enacting programs that implement the policies contained in earlier elements. This chapter, General Plan Implementation, provides the framework within which the city can review and monitor the effectiveness of the general plan as it works toward achieving the vision of a vibrant community with opportunities for comfortable and safe living, recreation and economic development that enrich the lives of its citizens.

A full discussion of our seven Vision themes is found in Chapter 4 of this General Plan. This Implementation Chapter focuses on aspects of Theme 7, Effective Growth Management and Plan Implementation.

# **2.0** | GENERAL PLAN IMPLEMENTATION TOOLS

This section presents the tools to guide development in the city by implementing the policies contained in the General Plan.

### 2.1 Chula Vista Municipal Code

The Chula Vista Municipal Code (CVMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The CVMC includes the City's Subdivision Ordinance and Zoning Ordinance.

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#### 2.1.1 Subdivision Ordinance

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In California, local governments must approve land that is subdivided for sale, lease or financing. The Subdivision Map Act establishes statewide uniformity in local subdivision procedures while giving cities and counties the authority to regulate the design and improvement of subdivisions, require dedications of public improvements or related impact fees, and require compliance with the objectives and policies of the general plan. Through the Chula Vista Subdivision Ordinance, the city has the authority to approve and design street alignments, street grades and widths, drainage and sewer facilities, lot sizes and lot configuration, traffic access and other items. The ability to require these standards and improvements enables the city to promote the goals and objectives of the general plan, particularly those in the Land Use and Transportation Element, the Public Facilities and Services Element, and the Environmental Element. No subdivision map can be approved unless the city finds that the subdivision, together with design and improvement provisions, is consistent with all aspects of the General Plan.

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#### 2.1.2 Zoning Ordinance

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Zoning classifies the immediate, permissible uses of land and is one of the primary means of implementing the general plan. The Chula Vista Zoning Ordinance divides the city into districts or zones specifying what uses are permitted, conditionally permitted or prohibited within each zone. The Zoning Ordinance also establishes procedures for considering projects, standards for minimum lot size, building height and setback limits, fence heights, parking, open space and other development requirements. To successfully implement the general plan, the zoning must be consistent with land use designations, goals and objectives established in the general plan, in particular, in the Land Use and Transportation Element. Zoning can also be used to further the goals and objectives of the general plan by requiring design review, allowing floating zones and mixed-use zones, and establishing overlay zones requiring additional reviews for specified reasons.

## 2.2 Local Coastal Program

Local Coastal Programs (LCP) are planning tools used to carry out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources and local governments' regulation of land use. The LCP includes a land use plan with land use classifications, types and densities of allowable development, plus goals, objectives, and policies concerning development and use of coastal resources. After the CCC approves an LCP, their permitting authority is delegated to the local government.

Chula Vista's LCP consists of the General Plan Land Use Diagram and the associated goals, objectives and policies that relate to coastal areas within the city.



## 2.3 Land Use Plans and Permits

Several plans and permits are used to further define and develop land uses throughout the city. These plans and permits are described below.

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### 2.3.1 Redevelopment Plans

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The State Legislature under the California's Community Redevelopment Law allows the adoption of redevelopment plans by cities. Redevelopment plans are intended to reverse deteriorating economic and physical conditions; redevelop blighted, underutilized, and vacant properties; improve infrastructure and public facilities; and produce revenues through the development of job generating properties. Where the private sector alone is unable or unwilling to assemble land and invest resources, the city can help by providing planning and financing incentives. Redevelopment plans must be in conformance with the General Plan. As such, redevelopment is a powerful tool for Chula Vista to implement the goals and policies of the General Plan, particularly the Land Use and Transportation Element, Housing Element and the Public Facilities and Services Element. Any redevelopment plan must include plans for streets, buildings, open space, a statement of the effect of the plan on existing residents in the area, a description of proposed financing methods and a plan for participation of affected property owners. (See Section 1.4.2, Redevelopment Plans, in Chapter 5, the Land Use and Transportation Element of this General Plan.)

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### **2.3.2 General Development Plans**

A General Development Plan (GDP) is a smaller scale version of a general plan that typically has addressed large, previously undeveloped areas of the City, such as those in eastern Chula Vista. GDPs are further discussed in Section 1.4.4 and Section 10.0, Eastern Area Plan, of the Land Use and Transportation Element. GDPs must be in conformance with the General Plan.

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### **2.3.3 Specific Plans**

Specific plans are customized regulatory documents that provide more focused guidance and regulation for particular areas. They generally include a land use plan, circulation plan, infrastructure plan, zoning designations, development standards, design guidelines, phasing plan, financing plan, and implementation plan. (See Section 1.4.3 of the Land Use and Transportation Element)

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### **2.3.4 Sectional Planning Area Plans**

A Sectional Planning Area (SPA) Plan is a comprehensive master plan that addresses a portion of a planned community area. The SPA illustrates the overall urban design, and includes building, site and landscape guidelines. It is created for the purpose of having an integrated pattern of land uses and circulation, a strong internal identity, and identified common services. Chula Vista has numerous SPA plans.

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### **2.3.5 Precise Plans**

The precise plan is a cross between a planned unit development and a larger specific plan. It allows for flexibility, innovation, and public involvement. Chula Vista has “P” (precise plan) modifying districts to allow diversification in the spatial relationship of land uses, density, buildings, structures, landscaping and open spaces. The “P” designator requires design review of architecture and signs through the adoption of specific conditions of approval for development of property in the city. Within the boundaries of the “P” district, the location, height, size and setbacks of buildings or structures, open spaces, signs and densities indicated on the precise plan take precedence over the otherwise applicable regulations of the underlying zone.

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### **2.3.6 Miscellaneous Land Use Permits**

The city processes a variety of permits, which facilitate development, including but not limited to, conditional use permits, variances and building permits. Since all approvals must show consistency with zoning and general plan policies, these permits further the goals and objectives of the general plan.

## 2.4 Facility Master Plans and Capital Improvement Plans

Facility master plans and capital improvement plans guide the funding and construction of public improvements developed to serve the city. Such improvements include roads, sewers, water facilities and parks. Since facility master plans and capital improvement plans must be consistent with the adopted general plan, they further the goals and objectives of the general plan.



## 2.5 Development Agreements, Memoranda of Understanding and Memoranda of Agreement

A development agreement is a contractual agreement between the city and a developer that identifies rights that apply to a specific development project, in return for appropriate benefits to the city. It provides that, for a specified time period, the rules, regulations and policies applicable to a particular development will not change. Memoranda of Understanding (MOU) and Memoranda of Agreement (MOA) are agreements between the city and a developer or the city and another jurisdiction. Typically, MOUs and MOAs state the benefits and opportunities to be gained from a certain plan or project and the anticipated actions or tasks to be carried out by the parties involved. By their nature, development agreements, MOUs and MOAs offer opportunities to ensure that general plan objectives and policies will be implemented as development occurs in an area.



## 2.6 Funding Mechanisms

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### 2.6.1 Benefit Assessments

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Benefit assessments, also known as special assessments, are historically popular techniques for financing construction and maintenance of such physical improvements as sidewalks, sewers, schools, streets, storm drains, lighting and flood control that benefit distinct areas. Most assessment acts authorize the use of bonds, paid for by an assessment. A benefit assessment cannot be levied on a piece of property that does not receive a direct benefit from the improvements or service being financed.

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### **2.6.2 Bonds**

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Cities, counties, school districts and other districts may issue general obligation (G. O.) bonds for the acquisition or improvement of property such as buildings, streets, sewers, water systems, and other infrastructure. G.O. bonds must be approved by two-thirds of the voters casting ballots. They are secured by the local government's ability to levy property taxes but may also be repaid from other revenue sources.

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### **2.6.3 Exactions and Impact Fees**

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Exactions are dedications of land, improvements, or impact fees imposed on new development to fund the construction of capital facilities. They cannot be used for operations or maintenance. Exactions may only be imposed where they will further a legitimate interest (that is, health, safety and welfare issues, such as traffic flow, availability of recreational facilities, sewer and water service, etc.) and mitigate an adverse impact that would result from the project. Exactions and impact fees can only be levied once, at the time of project approval.

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### **2.6.4 Privatization**

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Privatization is the use of private contractors or private ownership to provide local services, such as garbage collection, emergency medical service and street or landscape maintenance. Although not strictly a financing method, privatization is a funding strategy that, together with other methods, can help stretch limited public funds and further the goals and objectives of the general plan.

## **2.7 Objectives and Policies**

Objectives and policies regarding general plan implementation tools are arranged around specific topics or issues. The following pages describe an issue or topic and how the city has anticipated it through the General Plan. Supporting objectives and policies follow the discussion.



# **GPI 1** | **Developing Plans and Programs to Carry out the General Plan**

To make the long-range comprehensive nature of the general plan more meaningful, a link between the General Plan and day-to-day actions of local government is required. Achieving Chula Vista's vision for the future relies on land use proposals and development that successfully implement the goals and objectives of the General Plan. Coordination with other jurisdictions and with regional plans and policies ensures that Chula Vista's implementing programs also address regional goals. Funding for needed infrastructure and improvements is also critical to successfully create the city envisioned by this General Plan.

## **OBJECTIVE - GPI 1**

**Efficiently implement the vision established by the  
Chula Vista General Plan.**

## **P O L I C I E S**

- GPI 1.1** Upon adoption of the General Plan, embark on a General Plan Implementation Strategy to identify the timing and responsible parties for preparation of a Comprehensive Zoning Code Update, appropriate timing for creation of specific plans for key areas of the city such as transit oriented development (TOD) areas, and other implementation measures.
- GPI 1.2** Ensure that the implementing tools available to the City, including the zoning, subdivision review, redevelopment planning, capital facilities programs, and land use permits, reflect the vision, goals, objectives and policies established in this General Plan.
- GPI 1.3** Identify project and infrastructure funding at the earliest possible point in the land use review and development process.
- GPI 1.4** Collaborate with other jurisdictions on regional plans and policies affecting land use decisions to ensure that Chula Vista's General Plan and implementing plans and projects remain responsive to regional issues.

## **3.0 GENERAL PLAN MAINTENANCE**

### **3.1 Consistency with the General Plan**

Projects and plans within the City of Chula Vista must be consistent with the adopted general plan. The city must determine that they further, and do not obstruct, the attainment of the general plan vision, goals and objectives. Consistency determinations must be made for zoning, subdivisions, land uses, densities, and circulation element roads. Determinations must also be made that the proposed project or plan is consistent with the various objectives and policies contained in the general plan. By requiring consistency, the city ensures that future development implements the vision and themes established by the community through the general plan process.



### **3.2 General Plan Amendments**

Generally, local governments limit amendments of the mandatory elements of their general plans to no more than four per calendar year. The most common type of general plan amendment is one associated with a privately initiated development project. Other amendments may originate from requests to accommodate affordable housing, to comply with a court decision, and to implement the local coastal program. Since each amendment may include more than one change to the land use plan and/or the general plan elements, the city may group together several requests. The proposed amendments are reviewed individually and analyzed for cumulative effects. Any one proposal in the grouped package may be altered or deleted up until the time of adoption. If the city finds that frequent, project-specific requests are resulting in piecemeal amendments, internal inconsistencies may result. At such time, the city may consider a comprehensive update to address certain issues.



### **3.3 Reliance on the General Plan Program EIR**

The City of Chula Vista General Plan is subject to the California Environmental Quality Act (CEQA). As such, a Program Environmental Impact Report (PEIR) was prepared and certified in conjunction with general plan adoption. The PEIR identifies environmental impacts that could result from implementing the development goals established in the general plan. For significant impacts, the PEIR requires appropriate mitigation measures to reduce or avoid the impacts where available and feasible. (Note: The Final EIR for the General Plan Update will be completed prior to adoption of the update.)

State law permits subsequent projects to rely on the environmental analyses contained in the General Plan PEIR as a base for project-level environmental review. Environmental review of project specific

impacts must still be performed for subsequent projects and plans. Required mitigation measures must also be identified pursuant to such project level review.



### 3.4 Objectives and Policies

Objectives and policies regarding general plan maintenance are arranged around specific topics or issues. The following pages describe an issue or topic and how the city has anticipated it through the General Plan. Supporting objectives and policies follow the discussion.

## **GPI 2** | **Achieving Consistency with the Chula Vista General Plan**

A general plan is broad in nature and must address a wide range of aspects relative to a city's future development. In California, the general plan has been institutionalized through the enactment of statutes requiring consistency of certain local actions with the general plan. Additional statutes, while not mandating consistency, require findings or a report on whether proposed actions conform to the general plan. The state's general rule for consistency determination is stated as:

"An action, program or project is consistent with the general plan if it, considering all aspects, will further the objectives of the general plan and not obstruct their attainment"

### **OBJECTIVE - GPI 2**

**Provide consistency between the Chula Vista General Plan and subsequent documents, plans, projects and development.**

### **P O L I C I E S**

- GPI 2.1** Pursue zoning in the city that is consistent with the land use designations of the adopted Chula Vista General Plan.
- GPI 2.2** Require findings of consistency with the general plan for all subdivisions, planning approvals and building permits.

## **GPI 3** | Amending the General Plan

To remain effective, a general plan must maintain flexibility and be able to respond to changing economic, social and other factors impacting land use decisions. The Chula Vista General Plan reflects substantial participation by residents, city departments and public agencies. In addition, significant regional and local planning studies that have had a major impact on the general plan have been completed or are under way. Key ongoing regional planning studies, including those related to public transit, conservation and open space, waste management, and housing, will continue to impact land use planning in Chula Vista. As such, a process for amending the general plan is important.

### **OBJECTIVE - GPI 3**

#### **Maintain a current and effective General Plan**

### **P O L I C I E S**

- GPI 3.1** When appropriate, group general plan amendment proposals in any calendar year, to accommodate efficiency of review, analysis and evaluation of cumulative land use, fiscal, environmental and other impacts.
- GPI 3.2** Ensure that general plan amendments further the vision and themes established by the community in this general plan.
- GPI 3.3** Place approval authority for general plan amendments with the City Council, after review by the City Planning and Building Department staff and Planning Commission recommendations.
- GPI 3.4** When appropriate, require fiscal analyses for General Plan Amendments involving changes in land use designations to identify net fiscal impact to the city.

## **GPI 4** | **Using the General Plan Program EIR**

The Chula Vista General Plan provides the broad framework for achieving the city envisioned by the community. The General Plan relies on subsequent programs, actions and projects to develop and realize the goals and objectives contained in the various elements. Such programs, actions and projects may be subject to environmental review under CEQA. The State CEQA Guidelines permit the Program Environmental Impact Report (PEIR) prepared for the General Plan to be used as the foundation for analyzing the environmental effects of ensuing projects. Specific guidelines for the proper use of the PEIR for subsequent projects are found in the California Public Resources Code and the State CEQA Guidelines.

### **OBJECTIVE - GPI 3**

**Use and rely upon the General Plan PEIR for subsequent program and project proposals where appropriate**

## **P O L I C I E S**

- GPI 4.1** Permit subsequent program and project proposals to incorporate the studies and findings found in the Chula Vista General Plan PEIR as part of the base, background analysis for review of the project under CEQA.
- GPI 4.2** Require project-specific review and analysis, as well as project-specific mitigation measures, for subsequent projects that rely in part upon the Chula Vista General Plan PEIR.

## 4.0 | IMPLEMENTING PLANS AND PROGRAMS BY GENERAL PLAN ELEMENT

This section of the general plan identifies some of the plans and programs that directly correspond to the various general plan elements. The programs will allow the city to achieve and accomplish the goals and objectives that will bring about the vision established for Chula Vista's future. In effect, the programs serve as the critical link between the General Plan and tangible actions. A more detailed implementation and monitoring program, including implementation measures, schedules, funding sources, companion agencies and related general plan policies, will be prepared and maintained separately from the Chula Vista General Plan text.



### 4.1 Land Use and Transportation Element

The primary actions, plans and programs that will implement the goal, objectives and policies contained in the Land Use and Transportation Element include the following:

- Zoning Code (updated as needed to reflect current General Plan)
- Urban Core Specific Plan
- Other specific plans and related focused plans and programs
- Bayfront Master Plan
- Comprehensive survey and inventory of historic properties
- New or revised regulations and incentives to facilitate mixed use and other “smart growth” principles
- Plans and programs to implement transit enhancements, including new regional express and corridor routes, and local shuttle routes
- Introduction of urban mobility concepts and new roadway classifications and approaches in the Urban Core
- An Urban Core Improvement Program
- Preparing a Framework Strategy for the University Study Area
- Expanded regional coordination programs, including participation in subregional plans and implementing focused plans in smart growth concept areas

## **4.2 Economic Development Element**

The major actions, plans and programs that will implement the goal, objectives and policies contained in the Economic Development Element include the following:

- Zoning to accommodate a regional technology park and a multi- institutional university center
- Zoning to accommodate employment lands and increased densities near transit facilities
- Zoning provisions for mixed use projects, home based businesses and ancillary commercial development in business parks
- A Marketing Program, to include an image enhancement component, promotion of international trade opportunities and Chula Vista's tourism and recreational opportunities
- Maintenance and implementation of the Chula Vista Economic Development Strategy



## **4.3 Housing Element**

The major actions, plans and programs that will implement the goal, objectives and policies contained in the Housing Element include the following:

- Comprehensive Housing Plan, including components for the following:
  - Affordable Housing Program
  - Neighborhood Revitalization Program
  - Housing Rehabilitation Program
  - Condominium and Mobile Home Conversions
  - Transitional Housing Programs
- Annual Fair Housing Assessments
- Zoning provisions for mixed use residential projects and flexible development standards



## **4.4 Public Facilities and Services Element**

The major actions, plans and programs that will implement the goal, objectives and policies contained in the Public Facilities and Services Element include the following:

Facility Master Plans (updates and revisions as necessary)  
Public Facilities Financing Plans (project-specific and city or area-wide)



- Capital Improvements Programs
- Development Impact Fees
- Urban Water Management Plans
- City Emergency Response Plan
- Hazard Mitigation Plan
- Zoning provisions for post-disaster development
- Zoning to accommodate an institution of higher education
- Park Dedication Ordinance
- Development guidelines and standards for new development within and adjacent to the Otay Valley Regional Park
- Feasibility study for the location and design of a landmark park in Chula Vista
- Zoning provisions to accommodate childcare facilities and other health and human services near homes, schools, work places, activity centers and major transit facilities and routes
- Cultural Arts Master Plan and a feasibility study for the location and development of a cultural arts center in the City of Chula Vista
- Chula Vista Energy Strategy
- Zoning provisions to address proper design and placement of public facilities and services including telecommunication facilities and solid waste disposal facilities

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### 4.5 Environmental Element

The major actions, plans and programs that will implement the goals, objectives and policies contained in the Environmental Element include the following:

- City of Chula Vista Multiple Species Conservation Program Subarea Plan
- Jurisdictional Urban Runoff Management Plan
- San Diego Bay Watershed Urban Runoff Management Program
- Chula Vista Standard Urban Storm Water Mitigation Plan
- Chula Vista Carbon Dioxide (CO<sub>2</sub>) Reduction Plan
- Chula Vista Energy Strategy Action Plan
- Otay Ranch Resource Management Plan
- Greenbelt Master Plan
- Trails Master Plan
- Otay Valley Regional Park Concept Plan
- Parks and Recreation Master Plan
- Project-Specific Environmental Analyses pursuant to CEQA

- Project-Specific Plans, including:
  - Water Conservation Plan
  - Water Quality Study
  - Air Quality Improvement Plan
  - Solid Waste Management Plan
- Zoning provisions to permit mixed use developments, encourage efficient use of water and energy, reduce risk associated with natural hazards
- Various development codes and ordinances, including but not limited to:
  - Urban-Wildland Interface Code
  - Noise Control Ordinance
  - California Building Code
  - Zoning Code Hazardous Waste Facilities Regulations (Municipal Code Section 19.58.178)
  - Development and Redevelopment Projects Storm Water Management Standards Requirements Manual
  - Surface Mining Operations Ordinance
- Various city programs and policies, including but not limited to:
  - Pollution Prevention Policy
  - Household Hazardous Waste Program
- Zoning provisions to address the proper siting and design of hazardous waste facilities
- An evaluation of Historic Preservation in Chula Vista, including a comprehensive survey and inventory of historic properties



### 4.6 Growth Management Element

The major actions, plans and programs that will implement the goal, objectives and policies contained in the Growth Management Element include the following:

- Growth Management Program
- Public Facilities Financing Plans (project specific and city or area-wide)
- Development Agreements for major development projects
- Fiscal Impact Analyses for major development projects
- Annual City-wide Economic Assessment

## **5.0 ANNUAL REVIEW AND REPORTING**

### **5.1 Purpose of Annual Reporting**

The goals, objectives and policies found in the Chula Vista General Plan are far reaching in their scope and purpose. As the city continues to develop and mature, changes in social and economic factors, as well as changes in local and regional transportation, public facilities and environmental factors will occur. To remain effective, the city will annually assess the progress made in implementing the General Plan, as required by Section 65400 of the California Government Code.

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### **5.2 Format and Content of Reporting**

The progress report will be prepared and submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). It may be formatted to focus on individual policies and implementation programs or on development activities and approved projects. It will detail the progress made in meeting Chula Vista's share of regional housing needs. The annual report will make recommendations for any revisions to the general plan elements, including the chapter on General Plan Implementation, that will ensure more effective implementation and achievement of the vision established for Chula Vista.

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### **5.3 Objectives and Policies**

Objectives and policies regarding annual review and monitoring of the general plan are arranged around specific topics or issues. The following page describes an issue or topic and how the city has anticipated it through the General Plan. Supporting objectives and policies follow the discussion.

## **GPI 5** | **Assessing General Plan Implementation**

Implementation is critical to realizing the vision established by the citizens of Chula Vista through the general plan update process. Monitoring is necessary for the city to evaluate if the various programs and policies are successfully achieving the goals and objectives established by the plan.

### **OBJECTIVE - GPI 5**

**Conduct annual reviews to assess progress made in general plan implementation**

### **P O L I C I E S**

- GPI 5.1** Prepare an annual report that assesses progress made in implementing the plans, programs and mitigation measures established by the Chula Vista General Plan and associated Program Environmental Impact Report (PEIR).
- GPI 5.2** Use the General Plan Implementation Chapter, the General Plan PEIR and the General Plan Implementation Strategy as the basis for preparing the annual report.
- GPI 5.3** When appropriate, hold a joint Planning Commission and City Council public meeting where the community can comment on the status of implementing the General Plan and on the priority of implementation programs.
- GPI 5.4** Submit the annual report to OPR and HCD to comply with requirements established by the State of California Public Resources Code.
- GPI 5.5** If indicated by the annual review, allow for general plan amendments that are needed to increase the effectiveness of implementation.

## **6.0 CITY BOUNDARY REORGANIZATIONS**

### **6.1 City and Sphere of Influence Boundaries**

This general plan addresses existing and future land uses within the jurisdictional boundaries of the City of Chula Vista as well as within Chula Vista's "Sphere of Influence." A sphere of influence is an area outside of the city's boundaries that relates to the function and operation of the city. Annexations, technically known as reorganizations, are defined as the "inclusion, attachment or addition of territory to a city or district" (California Government Code). Areas proposed for annexation must first be within the city's sphere of influence and within the city's general plan area.

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### **6.2 Potential City Boundary Reorganizations**

The boundary between the City of Chula Vista and the City of National City, between Interstates 5 and 805, crosses the Sweetwater River Valley and State Route 54 in several locations. This border is therefore one that may lend itself to reorganization to use the river valley or State Route 54 as the boundary between the two jurisdictions. Another potential boundary adjustment may be appropriate in the area of Otay Ranch Village 13, currently in unincorporated territory of the County of San Diego, where future urban development and services may relate to the City of Chula Vista. Reorganizations may be logical along other city boundaries as well.

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### **6.3 Annexation Procedures**

The San Diego Local Agency Formation Commission (LAFCO) is responsible for reviewing and approving annexations and detachments, or changes to the Chula Vista sphere of influence and jurisdictional boundary. An application is made and submitted to LAFCO, along with reports on the effects of the proposed reorganization. Factors considered in the review may include but not be limited to the following:

- Population, density and proximity to other populated areas;
- Land area, land use and likelihood of significant growth in the area;
- Topography, natural boundaries and drainage basins;
- Need for organized community services and the ability to provide them;
- Cost of providing services and infrastructure and the probable effect of providing those services;
- Creation of islands or corridors of unincorporated territory; and
- Comments of any affected local agency.

## 6.4 Objectives and Policies

Objectives and policies regarding changes to city boundaries are arranged around specific topics or issues. The following page describes an issue or topic and how the city has anticipated it through the General Plan. Supporting objectives and policies follow the discussion.

## **GPI 6** | **Changes to City Boundaries**

Changes to the jurisdictional boundary and the sphere of influence may be proposed as the general plan is implemented. Review of reorganization proposals will consider impacts to surrounding land uses as well as the ability to provide adequate public facilities and services.

### **OBJECTIVE - GPI 6**

**Promote logical revisions to the Chula Vista sphere of influence and jurisdictional boundaries**

## **P O L I C I E S**

- GPI 6.1** Permit, and in some instances promote, requests for reorganization of jurisdictional or sphere of influence boundaries that further the vision established by the Chula Vista General Plan.
- GPI 6.2** Require analyses to consider and review impacts to services, infrastructure and fiscal health anticipated by proposed changes to sphere of influence or jurisdictional boundaries.